

1. **ZONING BY-LAW AMENDMENT FILE Z.02.023
FAIRMILL HOLDINGS INC.
PRELIMINARY REPORT**

P.2002.28

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.02.023 (Fairmill Holdings Inc.) BE RECEIVED; and, that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On March 14, 2002, the Owner submitted an application to amend the Zoning By-law to permit the following additional uses in the C7 Service Commercial Zone, in Buildings 2 and 3 on the subject lands: baby furniture store; brewers retail outlet; clothing store; dry cleaning establishment; electronic store; gift store; hardware store; linen store; office furniture store; one or more convenience retail stores; paint and wall paper/home decorating store; pet food outlet; photography store; shoe store; and wine shop.

Background - Analysis and Options

The site is located on the southwest corner of Dufferin Street and Confederation Parkway, being Block 22 on Registered Plan 65M-2623 and Block 60 on Registered Plan 65M-2043 (8700 Dufferin Street), in Lot 12, Concession 3, City of Vaughan. The rectangular-shaped 2.05 ha corner lot has 95 m frontage on Fernstaff Court, extending through to Confederation Parkway, and 166.94 m flankage along Dufferin Street. The site is developed with an office building and two multi-unit service commercial buildings.

The subject lands are designated "Prestige Area" by OPA #450 and zoned C7 Service Commercial Zone by By-law 1-88, subject to Exception 9(712). The surrounding land uses are:

- North - Confederation Parkway; commercial and employment (C4 Neighbourhood Commercial and EM1 Prestige Employment Area Zones)
- South - Fernstaff Court; employment (EM1 Prestige Employment Area Zone)
- West - employment (EM2 General Employment Area Zone)
- East - Dufferin Street; vacant/future commercial (C4 Neighbourhood Commercial Zone)

On March 28, 2002, a notice of public hearing was circulated to all property owners within 120m of the subject lands. To date, no comments have been received. Any responses received will be addressed in the technical review and included in a comprehensive report to a future Committee of the Whole meeting.

Preliminary Review

Following a preliminary review of the proposed application, Staff have identified the following matters to be reviewed in greater detail:

- the "Prestige Area" designation provides opportunities for activities that require high visual exposure, good accessibility and an attractive working environment, and permits a wide range of office, business and civic uses, with no outside storage. The site is also subject to the Service Node policies, which permits service commercial uses that serve the needs of the business community and its employees;

- each proposed use will be evaluated in light of the "Service Node" policies to determine conformity with the Official Plan; retail store uses that do not serve the employment area or its employees, and are more appropriately suited to commercial designations, would require an amendment to the Official Plan to be permitted in the C7 Zone;
- review will be given to the appropriateness and compatibility of the proposed uses with the other uses within the complex and the surrounding area; and,
- the impact on the on-site parking supply will be reviewed with the addition of the proposed uses on the site.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, together with comments from the public and Council expressed at the public hearing or in writing, and be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the proposed uses need to be evaluated in light of the "Service Node" policies in OPA #450 to determine their appropriateness and conformity with the Plan. Retail store uses that do not serve the employment area or its employees and are more appropriately suited to commercial designations would require an amendment to the Official Plan to be included in the C7 Zone.

Attachments

1. Location Map
2. Site Plan

Report prepared by:

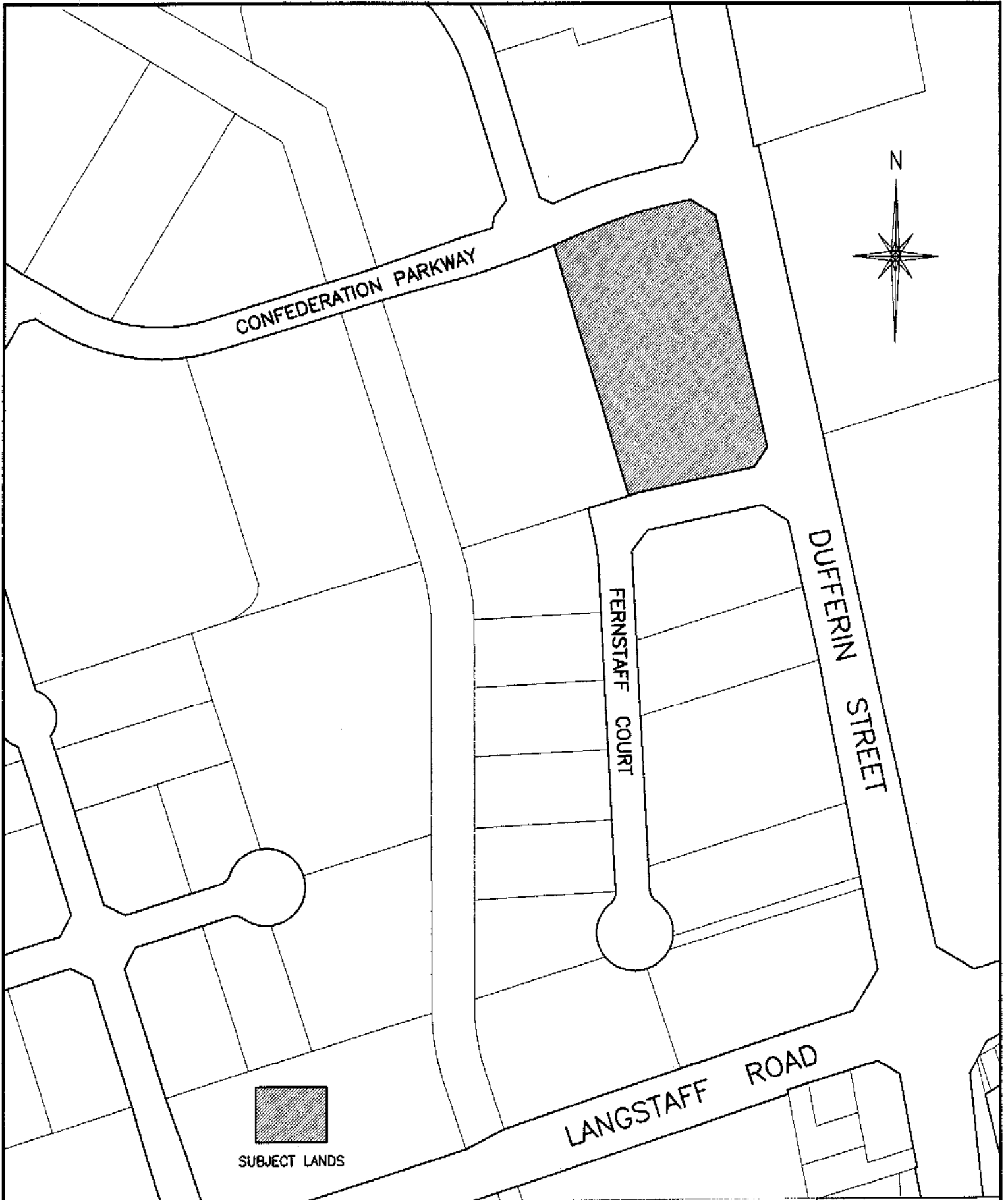
Andrea Egizii, Planner, ext 8215
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Respectfully submitted,

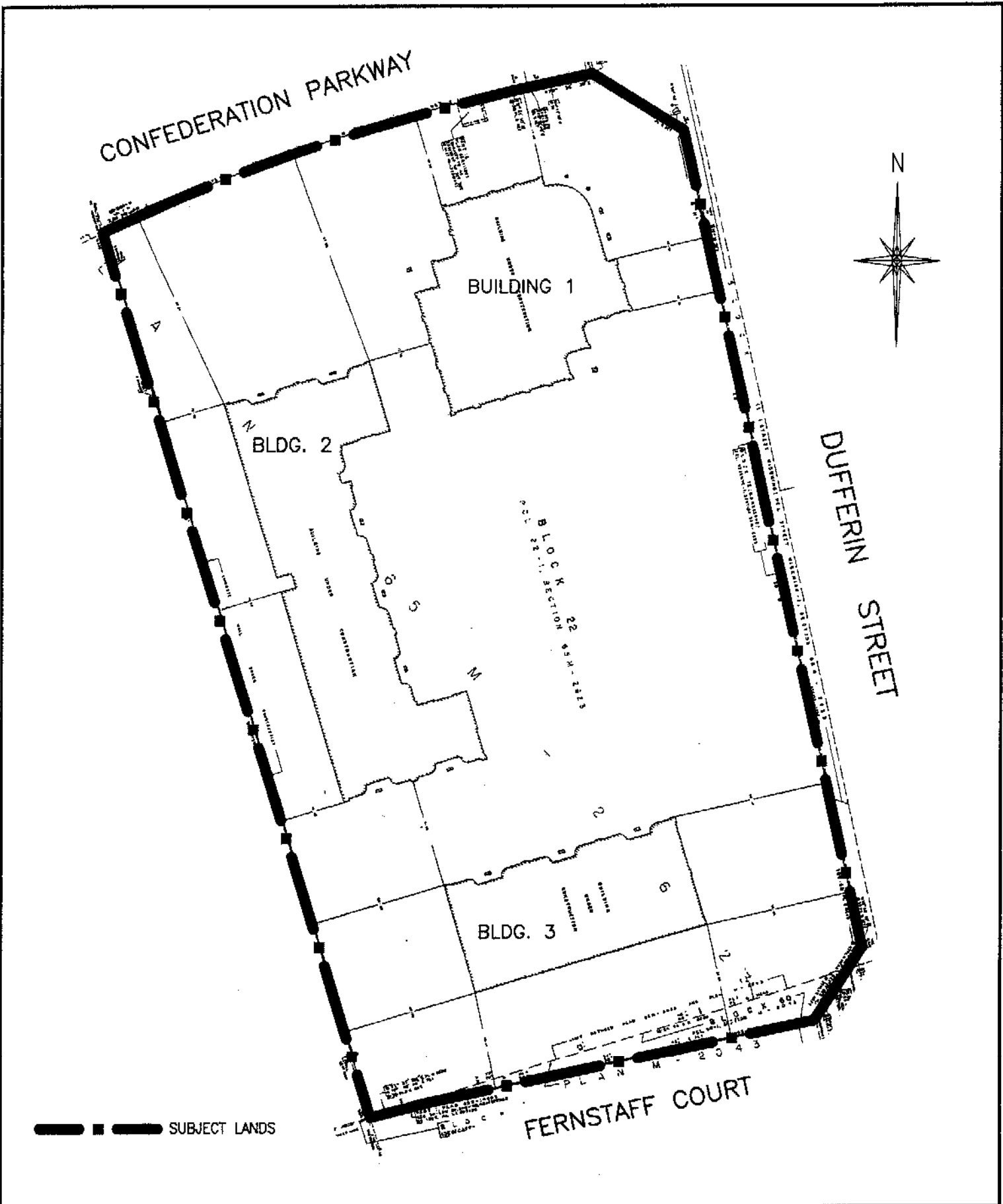
MICHAEL DeANGELIS
Commissioner of Planning

JOANNE ARBOUR
Director of Community Planning

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ATTACHMENT '1' LOCATION MAP	FILE #:	REPORT #:	DATE: 03/20/2002
	Z.02.023	LOCATION: PART OF LOT 12, CON. 3	APPLICANT: FAIRMILL HOLDINGS INC. SCALE: NOT TO SCALE
CITY OF VAUGHAN PLANNING DEPARTMENT			



<h1>ATTACHMENT '2'</h1> <h2>SITE PLAN</h2>	FILE #:	REPORT #:	DATE: 03/20/2002
	Z.02.023	LOCATION: PART OF LOT 12, CON. 3	CITY OF VAUGHAN PLANNING DEPARTMENT
		APPLICANT:	SCALE: NOT TO SCALE
		FAIRMILL HOLDINGS INC.	